

{PRIVATE }CITY OF SAN JOSÉ, CALIFORNIA{PRIVATE }
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
H.L.C. 9/04/02 Item 3.e.

File Number
HP02-014

Application Type
Historic Preservation Permit / Hensley Historic District

Council District
3 SNI
13th Street

Planning Area
Central

Assessor's Parcel Number(s)
249-44-002

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: Southwest corner of Hensley Avenue and North Third Street

Gross Acreage: 0.13 Net Acreage: 0.13 Net Density: n/a

Existing Zoning: R-M Multiple Residence Existing Use: Single-family detached residential

Proposed Zoning: No change Proposed Use: Single-family detached residential

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
Medium Density Residential (8-16 Dwelling Units/Acre)

Project Conformance:
☒ Yes ☐ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Detached Residential R-M Multiple Residence

East: Detached Residential R-M Multiple Residence

South: Attached and Detached Residential R-M Multiple Residence

West: Detached Residential R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date _____

Approved by: _____
☐ Action
☒ Recommendation

OWNER / DEVELOPER	ENGINEER
Ron Evans 456 N. 3 rd St. San Jose CA 95112	Jeffrey G. Draeger Quilici Engineers, Inc. 30 Union Ave. Suite 200 San Jose CA 95008

{PRIVATE }PUBLIC AGENCY COMMENTS RECEIVED	Completed by: SNZ
Department of Public Works	
None	
Other Departments and Agencies	
See attached Code Enforcement Compliance Order	

GENERAL CORRESPONDENCE
None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The subject site consists of 0.13 acres on the southwest corner of Hensley Ave. and North Third Street (445 N. Third Street). A Code Enforcement inspection on July 16, 2001 identified an exterior stair addition from the second story bedroom sleeping porch to the back yard which was built without the benefit of permits. The owner, Ron Evans, is required to obtain a Historic Preservation Permit for exterior alterations to the structure. The existing uses surrounding the site are detached residential to the north, west and east, and attached residential across Hensley Avenue to the south.

HISTORIC RESOURCE DESCRIPTION

This two-story stucco Flemish residence has a stepped parapet, single gable roof, front porch trellis, rear sleeping porch, window boxes and wood windows with divided lights. The building is listed as a Contributing Structure to the Hensley Historic District on the San Jose Historic Resources Inventory (please see the attached DPR).

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

The existing density of 8 dwelling units per acre is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC).

PROJECT DESCRIPTION

The project proposes retrofit of the pre-built stair to meet building code requirements by installing new footings and galvanized metal cross bracing. A new wood guardrail will be reconstructed to match the existing while meeting building code allowable opening specifications. The appearance of the stair will remain the same as the existing photographs with the addition of the metal cross bracing.

ANALYSIS

From observation at the site, staff believes that the door to the exterior stair was originally a screened window opening in a sleeping porch. The owner has stated that the door and a previous exterior stair existed in this location prior to his purchase of the home and the construction of this replacement stair.

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation. The project conforms to the following standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The property will maintain its historic use of single-family detached residential. Planning staff went through the home and noted that there is appropriate internal circulation throughout the house. The exterior stair does not propose the destruction of historic materials. The stair reads as an exterior structure, which is part of the rear yard landscaping. The structure is both differentiated from the original house and reversible.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission recommend approval of the proposed exterior changes to the Director of Planning with standard and special conditions as follows:

1. The exterior stair shall be stained gray to be compatible with the color of the house, the accessory structure and the oak tree.

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